

## **BARN COTTAGE, HIGHER CARBLAKE, FOUR WINDS, BODMIN, PL30 4BX**



**An extended four bedroom semi-detached house with no ongoing chain, offering spacious accommodation throughout and enjoying a tucked away location on the outskirts of Bodmin.**

**Accommodation Comprises:- Entrance porch, hallway, kitchen, lounge/diner, side porch, reception room/bedroom four, ground floor wet room, landing, three further bedrooms, family bathroom, double glazing, oil fired central heating, integral garage, driveway, large enclosed garden and a separate garden area adjacent to the property.**

### **£320,000**

## SITUATION

The property occupies a semi-rural position just off the A30 on the eastern fringes of Bodmin and a short distance from the villages of Cardinham and Millpool. Bodmin offers an extensive range of shopping facilities and services, including the nearby leisure centre which includes a public swimming pool. The town caters for both Primary and Secondary levels of schooling. The main A30 trunk road provides excellent links to the rest of the county. Alternatively, there is a mainline train station at Bodmin Parkway.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Entrance

uPVC double glazed front entrance door opening into:-

#### Entrance Porch

Multi-pane double doors opening into:-

#### Hallway

Radiator. Turning staircase rising to first floor. Doorway to lounge/diner, doors to wet room and integral garage. Door into:-

#### Kitchen

12' 2" x 9' 10" (3.70m x 2.99m) Comprehensive range of cream shaker style wall, base and drawer units with granite effect rolled edge worktops. Inset sink and drainer with mixer tap. Built-in electric double oven. Separate inset four ring electric hob with extractor over. Part tiled walls. Tiled floor. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Radiator. uPVC double glazed window to front elevation.

#### Lounge/Diner

26' 2" x 15' 1" (7.98m x 4.60m) (Maximum) Two radiators. Fireplace with inset solid fuel burning stove. Beamed ceiling. TV aerial and telephone points. Three uPVC double glazed windows to side elevation. Door to reception room/bedroom four. Obscure uPVC double glazed door to:-

#### Side Porch

12' 7" x 5' 5" (3.84m x 1.65m) Paved floor. uPVC double glazed window to side elevation. Fitted shelved cupboards. uPVC double glazed door to outside.

#### Reception Room/Bedroom Four

13' 1" x 12' 2" (3.99m x 3.70m) Radiator. uPVC double glazed window to front elevation. uPVC double glazed french doors opening to the garden. TV aerial and telephone points.

#### Wet Room

10' 2" x 9' 0" (3.09m x 2.75m) (L-shape maximum) Walk-in shower. White low level W.C and pedestal wash hand basin. Under stairs storage. Radiator. Part tiled walls. Obscure uPVC double glazed window to side elevation.

### FIRST FLOOR

#### Landing

Radiator. uPVC double glazed window to rear elevation. Loft hatch. Doors to bedrooms and family bathroom.

#### Bedroom One

17' 3" x 14' 7" (5.26m x 4.45m) uPVC double glazed windows to front and side elevations with countryside views. Radiator.

#### Bedroom Two

15' 1" x 10' 11" (4.60m x 3.32m) (Maximum) uPVC double glazed window to side elevation with countryside views. uPVC double glazed french doors opening to the flat roof. Radiator. Loft hatch.

#### Bedroom Three

10' 7" x 9' 4" (3.22m x 2.85m) uPVC double glazed window to side elevation with countryside views. Radiator.

### Family Bathroom

13' 5" x 5' 3" (4.10m x 1.61m) White suite comprising:- Panelled bath, low level W.C and pedestal wash hand basin. Fully tiled walls. Loft hatch. Radiator. Obscure uPVC double glazed window to side elevation. Built-in airing cupboard enclosing a Worcester oil fired combination boiler.



MAIN GARDEN



SEPARATE GARDEN AREA

### OUTSIDE

To the front of the property is a concrete driveway with parking for two cars. A pedestrian gate gives access to a large enclosed garden which is predominantly laid to lawn with paved pathways and a patio area. A side pathway leads to a private rear courtyard where the oil tank is located. Adjacent to the property is a separate garden area with a timber shed, enclosed by fencing and a gate.

### Integral Garage

17' 7" x 8' 5" (5.35m x 2.56m) Up and over door to front. Electric consumer unit.

### ENERGY RATING

D(55).

### SERVICES

Mains electricity and water. Private drainage (Shared septic tank).

### COUNCIL TAX

Cornwall Council. Tax Band 'D'.

### DIRECTIONS

Heading east from Bodmin on the A30, go past Four Winds garage and leave the A30 at the next exit (Signposted for Blisland and Cardinham). Take the next turning on the right towards Millpool. At the T-junction turn left and then rejoin the A30 heading west towards Bodmin. After approximately half a mile turn left (Almost directly opposite Four Winds garage) and then follow the lane for a short distance and the property is the first on the right-hand side.





**KITCHEN**



**BEDROOM ONE**



**LOUNGE/DINER**



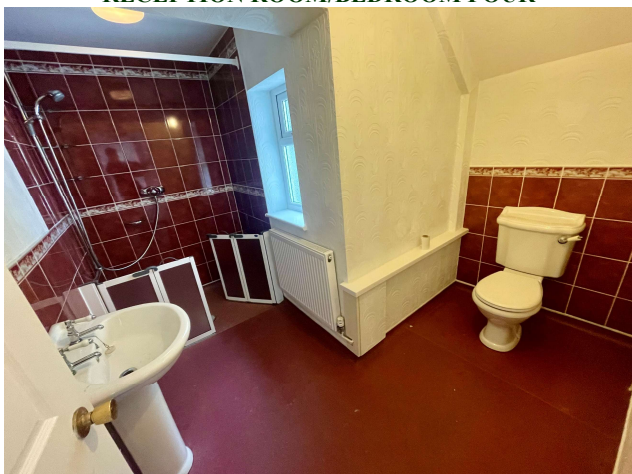
**BEDROOM TWO**



**RECEPTION ROOM/BEDROOM FOUR**



**BEDROOM THREE**



**WET ROOM**

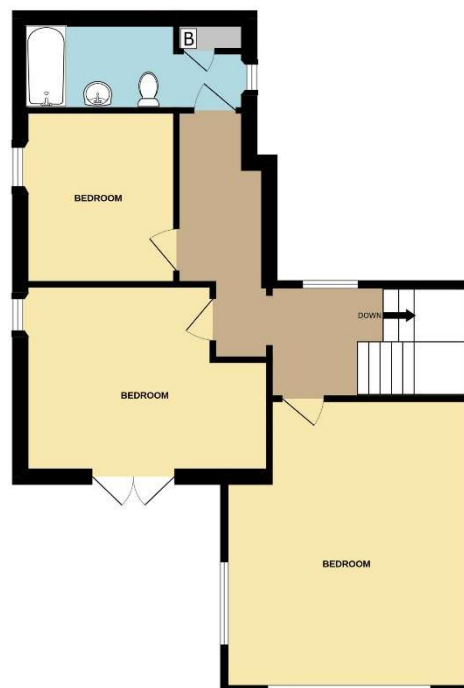


**FAMILY BATHROOM**

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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### FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

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